



Summary of Potential Core Area Report Modifications

PREPARED FOR: Urban Renewal Advisory Board
COPY TO: Project Team
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DATE: April 10, 2020

Introduction

The project team has received several comments from advisory board members that are summarized and addressed below. In addition, the project team reviewed comments received from community members. The comments received as of the date of this memorandum are attached. If additional comments are received prior to URAB's meeting on April 14, 2020, they will be provided separately and addressed at the meeting.

Summary of URAB comments

Below is a summarized list of comments and recommendations that were received by URAB members in relation to the final reports for the project. They are annotated with staff's recommendation regarding potential changes draft documents.

- Correction of locations of transit stops within the Street Standards section of the Core Area Report by Cascade East Transit.
 - Staff: See Potential Modifications section.
- Suggestion to combine all three reports into one.
 - Staff: Keep the documents as currently organized because they serve different purposes. The Core Area Project report documents the process and describes implementation. The Urban Renewal Plan and Report documents are required by ORS 457.
- Expand and emphasize importance for affordable housing support for low income and vulnerable populations throughout the reports.
 - Staff: See Potential Modifications section.
- Expand and emphasize importance of incorporating Climate change mitigate strategies into reports.
 - Staff: See Potential Modifications section
- Recommendation to include additional Historic character language and add potential future historic resources into existing conditions section of report.
 - Staff: See Potential Modifications section.
- Expand on importance to address potential displacement of existing residents and businesses.

- Staff: See Potential Modifications section

Summary of Community Comments

Staff received a letter from Central Oregon Landwatch (COLW) which included comments and recommendations on the following topics:

1. Diversify Advisory Committee(s)
 - Staff: See Potential Modifications Section
2. Identify & Address Equity Gaps
 - Staff: The Existing Conditions chapter of the report includes demographic information about the area compared to citywide using Census Block level data including wealth and homeownership levels. The chapter does not include detailed information about business ownership or access to capital for minorities due to the significant level of effort needed to collect and analyze this information. We believe it would be a more appropriate time to conduct this level of analysis when business improvement programs are being developed for the Core Area, following the formation of a new TIF Area. Therefore staff does not propose any changes to the reports.
3. Baseline and Ongoing Measurements
 - Staff: After review of the comments received, staff proposes changes in the Potential Modifications Section detailed below. In addition, staff would like to reiterate that many of these concepts would be explored in development of programs should a new TIF area be established.
4. Process to Ensure Community Benefit for all TIF Investments
 - Staff: These concepts should be explored during development of TIF programs, following the formation of a new TIF Area through continued public involvement during program development. No changes to the reports are recommended.
5. Help Vulnerable Residents Remain
 - i. Staff: See Potential Modifications section to address comments.
6. Support Existing Small and Local Businesses
 - Staff: See Potential Modifications Section

Potential Modifications to Reports

The following potential changes to the Core Area Report, TIF Plan, and TIF Report are summarized below for URAB discussion and review.

~~Strikethrough Text~~: Language to be removed

Underlined Text: Language to be added

Core Area Report

Staff supports the following changes to be made to the Final Core Area Report for URAB's consideration. Most of the potential modifications are within the Implementation Plan Chapter (pages 84-162) and therefore would necessitate URAB to re-open the chapter, which was previously approved at URAB meetings #6 & #7.

- Any clerical and map edits identified by staff

- Page 19 (Existing Conditions): Add the following paragraph to the historical features section of the Existing Conditions chapter:
 - “While the list above acknowledges historic resources that are already designated within the District. There may be many historic sites/resources within the Core Area that could qualify for listing either locally or nationally. In 2018-2019, the City hired Preservation Solutions LLC to conduct a Reconnaissance Level Survey¹ to provide accurate and up to date documentation of historic resources within the City. The survey found six sites that met National Register (NR) eligibility and were identified as eligible/significant, it identified one site that could be eligible for a local landmark listing, and identified several properties that were worthy of a future survey.”
- Pg. 92 (Implementation Plan): Modify language in the Adopt an Urban Renewal/TIF Area section to reflect changes to the Affordable Housing project category that were recommended by URAB at meeting #7.
 - Affordable Housing Re/Development Assistance, Partnership, and Support to contribute support housing organizations and developers to create low income, transitional, and affordable housing through partnership opportunities such as through land acquisition, grants, pre-development support, and rehabilitation more. Partnering with and offering funds to affordable housing organizations and developers to develop or rehabilitate affordable housing units and invest in facilities to support low income, transitional and vulnerable populations will further ensure that residents can afford to live in the area.
- Pg. 140-147 (Implementation Plan): Modify language in the Update Street Standards section of the report to correct information related to bus locations within the area as recommended by Cascade East Transit.
 - Pg. 140: Transit corridor for Transit Routes 5 and 6, ~~no bus stops are~~ there are two bus stops currently located on Franklin Avenue within the Core Area at Franklin/2nd Street(northbound & southbound)
 - Pg. 142: Transit corridor for Transit Routes 3 and 7, currently there are ~~no~~ two transit stops on this corridor within the Core Area located at Greenwood Avenue/2nd Street (northbound & southbound)
 - Pg. 147: Central transit hub located on 4th Street and Routes 5 and 6 have bus stops located at 4th Street and Seward Avenue
- Pg. 156 (Implementation Plan): Add or modify the following language/bullets to the list of potential criteria for future committee members:
 - Have the lived experience, education, and/or expertise necessary to make informed subject matter decisions.
 - Represent a diversity of opinions such as members of the community that represent culturally-specific community based organizations and/or historically disadvantaged/underrepresented members of the community.
- Pg. 157 (Implementation Plan): Add the following paragraph at the end of the Evaluation and Monitoring section:

¹ Bend Reconnaissance Level Survey: The Westside and Outliers. *Preservation Solutions LLC*. August 2018/October 2019. <https://www.bendoregon.gov/Home/ShowDocument?id=43264>

“Evaluation and Monitoring should evaluate the success of the area in meeting the Guiding Principles of the area with a specific emphasis on evaluating the affordability for businesses and residences within the area, through an equity lens, over the life of the TIF District.”

- Pg. 157 (Implementation Plan): Add/modify language under the Business Development section:

“Bend’s business assistance program for the Core Area should seek to minimize and mitigate potential gentrification and make a concerted effort to support locally-owned, minority-owned, and female-owned businesses.”

- Pg. 159 (Implementation Plan): Modify the following language:

“However, there are several opportunities to support housing affordability in the Core Area. These include:

- Direct assistance to support affordable housing projects as well as other facilities that help support transitional, low-income, and vulnerable populations and ~~homelessness development projects~~ with urban renewal/TIF revenue;”
- Pg. 161 (Implementation Plan): Add/modify language under the Energy Supply & Energy in Buildings section: Solar, EV, and energy benchmarking CCAP goals
 - Modify: **“Urban renewal/TIF revenue** could be used as a revolving loan fund to finance energy efficiency projects, such as residential or commercial solar, in the Core Area through the development of a business improvement program or through direct assistance to a solar energy project within the Core Area.”
 - Add: Tax exemption programs and Urban Renewal/TIF programs can incentivize packages that increase the installation of renewable energy systems on residential and commercial buildings.

- Pg. 161 (Implementation Plan): Add/modify language under the Sustainability Transportation section.

“Transportation based strategies to meet Bend’s Climate Action Goals within the Core Area include:

- Remove barriers to denser housing development in the Core Area;
- Invest in Electric Vehicle (EV) charging infrastructure in the Core Area;
- Invest in transportation projects for alternative modes, such as HCT, mobility hubs, and safe and comfortable walking and bicycling infrastructure; and
- Encourage and incentivize Transportation Demand Management (TDM) in the area.”